

CLARK HOUSING REVIEW BOARD

CLARK COUNTY DEPARTMENT OF COMMUNITY SERVICES

City of Vancouver Esther Short Building
610 Esther Street, Marshall Conference Room

THURSDAY, JANUARY 23, 2003

MEETING MINUTES

CLARK HOUSING REVIEW BOARD MEMBERS PRESENT

Lloyd Halverson, Chair	City of Camas
Ed Mosback, Vice Chair	AVP Auditor and Compliance Officer
Karen Nelson	Senior Vice President Riverview Bank
Barbara Wood	LaCenter Resident
Mark Bottemiller	Bottemiller Architecture
Jeanne Harris	Vancouver City Councilmember

BOARD MEMBERS ABSENT

Renee Jacob	Holland & Knight LLP
Doug Lasher	Clark County Treasurer's Office
Jeri Shumate	Human Services Council
Matthew Clarkson	Soaring Eagle Inc.

STAFF

Peter Munroe, Peggy Sheehan, Tom Lasher, Samantha Givens, Jocelyn Holland, Brianna Garbarino

I. CALL TO ORDER/Introductions

The meeting was called to order at 3:15 by Lloyd Halverson, Chair.

II. Review and Approval of Meeting Minutes

Motion made by Ed Mosback to approve the September 26th meeting minutes, seconded by Mark Bottemiller, motion carried.

III. Formal Approval of Kauffman Street Project Funding

The board had been polled via e-mail to approve additional funding for the YW Housing Kauffman Street Townhomes project. YW Housing is requesting an additional \$180,000 (for a total of \$542,718 in HOME funding). This money is available as a result of the program income that has been returned. The additional funds will be used for construction. It was noted that CDBG funds (\$229,000) were awarded for the property purchase, but due to issues around the appraisal, the money was not used, resulting in funding that was originally dedicated for construction to be used for the purchase.

Jeanne Harris made a motion to ratify the action that was taken via e-mail poll. Ed Mosback seconded the motion, motion carried.

IV. 2003 HOME Funding

Pete mentioned that congress has not yet approved HUD's budget so we don't know the exact amount of HOME funding we will be receiving this year. An estimated increase of \$264,000 from last year would bring the total available to \$1,243,800. This total includes the CHDO set-aside, and anticipated program income along with the HOME funds. The exact amount should be known by next month's meeting.

Ed stated that he had a copy of the Clark County Consolidated Annual Performance Evaluation Report and thought it should be distributed to the board as it includes details on the HOME projects funded, demographic information, and program accomplishments. Staff will provide copies to every board member.

Pete then mentioned that HUD is reviewing the option of Clark County reporting to the Seattle HUD office instead of the Portland office. Many of the projects funded in our county have environmental and lead-based paint issues with regulations that must follow State of Washington laws. Most of the housing projects are also funded by the Housing Trust Fund and/or the Washington State Housing Finance Commission, with which the Oregon HUD office has limited familiarity.

V. Staff review of 2002 applications

Peggy Sheehan described the following projects:

ACE - Uptown Village Apartments - #03H1 - \$400,000

ACE is applying for funds as a CHDO. HOME funds would be used for the construction of 40-unit apartment building in Battle Ground. Ace is working with YW Housing and the Department of Disabilities as service providers to this project. They had not selected a location at the time of the application. HOME would be the initial funding source.

Columbia Non Profit Housing - Senior Housing - #03H2 - \$300,000

HOME funds would be used for the construction of 64 one-bedroom apartments to be marketed to senior citizens. The project is located on approximately 3 acres on 7415 NE 58th Street near Walnut Grove School in the Vancouver Mall area. This will be a HUD 202 project.

Habitat for Humanity - Three Habitat for Humanity Houses - #03H3 - \$208,800

HOME funds would be used to purchase three lots so that Habitat can use volunteer labor and material to build homes for people who are below 60% of median.

Inland Empire Residential Resources - IERR Residential Care Homes III - #03H4 - \$240,771

HOME funds would be used for the construction of two four-bedroom homes that will provide permanent housing for people who have developmental disabilities. The project is located on the corner of NE 34th and NE 50th Avenue in Vancouver. IERR has applied for CDBG funds from the City for the infrastructure (sidewalks etc,) needed for this project.

Vancouver Housing Authority - Esther Short Commons - #03H5 - \$225,000

HOME funds would be used to assist in the construction of 160 units of housing with 139 units that would be designated for people who are at 65% of median or lower. This project is located on the southwest corner of Esther and W 8th Street and include commercial space and parking along with the apartments. This project has a \$300,000 commitment of HOME funds for construction and utilized \$250,000 of CDBG funds for the property purchase. The VHA was unsuccessful in their application for \$150,000 during the summer funding round.

Vancouver Housing Authority - Fruit Valley Apartments - #03H6 - \$400,000

HOME funds would be used for the construction of 162 units of housing on property that is owned by the VHA for people who are at 60% of median. The project will be located on 3301 Fruit Valley Road. The VHA has received \$250,000 from City CDBG last year for this project. They will be applying for tax credits.

Columbia Non-Profit Housing - First Home Loan Program - #03H7 - \$400,000

The FHL program provides down-payment assistance to people who are at 80% of median income or less. This is the eighth year of funding for this program. Their most recent requests have been for \$25,000 per loan. They have applied for \$300,000 in CDBG funding from the County and \$250,000 in CDBG funding from the City. CNPH staff reported that the program has approximately \$900,000 in current funding available.

Affordable Community Environments - CHDO Operating Funds - #03H8 - \$25,000

ACE had been a CHDO since 2000 and have received operating funds since that time.

Columbia Non-Profit Housing - CHDO Operating Funds - #03H9 - \$60,000

CNPH has been a CHDO since approximately 1996. They have been allocated operating funding for the past two years, but due to the nuances of the HOME program, have been unable to receive any of that money. HOME requirements limit the amount of CHDO operating subsidy to 50% of total operating costs or \$50,000 whichever is greater.

YW Housing - CHDO Operating Funds - #03H10 - \$25,000

YW Housing has been a CHDO since 1996 and received operating funds since that time.

The HOME Program will hire a consultant to review the applications and the consultant will provide a synopsis before the funding allocation meeting on March 27, 2003.

Peggy said that Azalea Place was previously funded but is asking for an additional \$23,000 this year. Vancouver Housing Authority will give a short presentation about the need for these additional funds at the February 27, 2003 meeting.

CHRB meetings from now on will start at 3:00 p.m. instead of 3:15 p.m.

VI. 2060 Funding

Friday, February 21, 2003 there will be a meeting for the new HB 2060 funding. It is possible that the CHRB will have responsibility for oversight of these funds, approximately \$750,000 per year.

VII. Other

Pete distributed an IDIS report showing how HOME funds were spent in all fiscal years. It was noted that over half of the HOME funds awarded in Clark County have been spent on people with less than 30% of the area median income.

Adjournment

Meeting adjourned at 4:42 p.m.